

IN RE: PETITION FOR SPECIAL HEARING •
S/S Virginia Ave., SNC Walnut •
Road •
2603 Virginia Avenue •
13th Election District •
1st Councilmanic District •
American Legion Dept. of Md. •
August J. Raveio Post No. 195 •
Petitioner •

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 93-163-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 2603 Virginia Avenue in the Baltimore Highlands section of Baltimore County. The Petitioner requests approval of an amendment to the site plan and relief granted in cases Nos. 82-239-XA and 85-122-SPH to increase the allowed area of the community building from 9,000 sq. ft. to 10,092 sq. ft.; and permission to utilize said requested amendment for a period of five years from the date of the Order herein.

The Petition is filed by the property owner of the subject site; namely, The American Legion Department of Maryland, August J. Raveio Post No. 195, Inc. Numerous members of the Post appeared in support of the Petition, including Charles E. Thompson, Building Chairman. Also appearing was Edwin S. Howe, III, the Civil Engineer who prepared the site plan to accompany the Petition marked as Petitioner's Exhibit No. 6. The Petitioner was represented by Kathryn May, Esquire. There were no Protestants present.

Counsel for the Petitioner proffered the testimony of the witnesses present and produced numerous documents in support of the Petition. Testimony and evidence presented was that the subject property originally came before then Zoning Commissioner, William E. Hammond, under case No. 82-239-XA. Within that case, a special exception was requested to construct

a community building at the subject site. Following the required public hearing, the special exception was granted on August 17, 1982. A second case arose for this property under case No. 85-122-SPH on December 13, 1984. By Order of that date, Jean M. Jung, Deputy Zoning Commissioner granted an extension for the time of utilization of the special exception granted in the prior case for three years from August 17, 1984.

Further proffered testimony was that the site was, in fact, ultimately improved with an existing community building. This building serves as a meeting place for the American Legion Post and also is rented for meetings, social affairs and other events within the community. The Petitioner now desires to expand the building by the installation of several building additions. These additions will bring the total area of the building to 10,092 sq. ft. They will mainly be constructed to provide additional restroom space, kitchen area and expansion to the meeting hall. Further, it was proffered that the membership of the American Legion numbers approximately 800 and it is envisioned that this number will remain consistent, notwithstanding the proposed improvements. Also, there exists sufficient parking on site to accommodate both the existing building and proposed improvements thereto.

The Petitioner also produced a number of letters from various community groups in support of the Petition. As noted above, there were no Protestants present. Letters in support of the Petition were received from the English Consul Volunteer Firemen's Assn., Inc., The Baltimore Highlands Parks and Recreation Council, the Baltimore County Police Department and the Greater Baltimore Highlands Community Association. Also proffered was the testimony of Mr. Howe, the Engineer who prepared the site plan. His testimony would have been to describe the site plan and existing property which is

2.24 acres in size and zoned D.R.10.5 but for a small sliver zoned D.R.5.0. The proffered testimony was that the proposed special hearing use satisfies the requirements set forth in Section 502.1 of the B.C.Z.R. In sum, it is offered that the proposed expansion would not be detrimental to the health, safety and general welfare of the locale.

As with all Petitions for Zoning Variance, the subject Petition was reviewed by the Zoning Plans Advisory Committee and comments were received. All were neutral but for a comment from the Developers Engineering Division which noted that the site was in violation of an approved landscape plan dated November 1, 1984 (permit No. 69339). The Petitioner acknowledged that landscaping in accordance with that plan had not been undertaken. However, the Petitioner acknowledged its responsibility for landscaping and advised there were ongoing negotiations with the County Landscape Architect, so that an improved plan could be installed. It is to be noted that the Petitioner seeks to keep open that area of the site on which its flag display stands are located so as to allow continued visibility of said stands. Further, the property enjoys significant natural vegetation and buffering towards the rear of the site. Therefore, I shall restrict my Order so as to require the Petitioner to obtain and install an approved landscape plan; to be approved by the Landscape Architect.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11 day of January, 1993 that, pursuant to the Petition for Special Hearing, approval to amend the site plan and relief granted in cases Nos.

82-239-XA and 85-122-SPH to increase the allowed area of the community building from 9,000 sq. ft. to 10,092 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that permission to utilize said requested amendment for a period of five years from the date of this Order, in accordance with Petitioner's Exhibit No. 6, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit for review and approval by the Developers Engineering Division, a landscape plan for the property. Said plan shall address the landscaping necessary for the site as existing and for the improvements proposed. Said plan shall be implemented prior to issuance of any occupancy permits for the proposed addition.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 8, 1993

Julius W. Lichter, Esquire
Kathryn May, Esquire
Levin and Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
American Legion Dept. of Maryland, etc., Petitioner
Case No. 93-163-SPH

Dear Mr. Lichter and Mrs. May:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted, with restrictions.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

encl.
cc: Mr. Noah R. Crum, Commander
American Legion Dept. of Md.
2603 Virginia Avenue, 21227

cc: Mr. Charles E. Thompson
2708 Pierpont St., 21230

cc: Mr. Edwin B. Howe, III
KCW Consultants, Inc.
3104 Timanus Lane
Baltimore, Md. 21244



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 2603 Virginia Avenue

which is presently zoned DR 10.5 &
DP 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the site plan and relief granted in Case No. 82-239-XA and 85-122-SPH to increase the allowed area of the community building from 9,000 square feet to 10,092 square feet and a 5 year time period to utilize the requested amendment.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Continued Petitioner/Owner:

(Type or Print Name)

Signature

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

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City State Zip

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City State Zip

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City State Zip

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City State Zip

With an inventory of the property and other, under the penalty of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

American Legion Dept. of Maryland

(Type or Print Name)

August J. Raveio Post No. 195, Inc.

Signature

By: Noah Roger Crum, Commander

(Type or Print Name)

2603 Virginia Avenue

Address

Baltimore, MD 21227

City State Zip

Address

305 W. Chesapeake Ave., Towson, MD

Address

Towson, Maryland 21204

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

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City State Zip

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City State Zip

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City State Zip

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City State Zip

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City State Zip

Address

City State Zip

Address

City State Zip

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce, Suite 175
Baltimore, Maryland 21208
(301) 484-0894 / 484-0963

John M. Cosarquis, L.S. (Ret.)

December 2, 1986

DESCRIPTION OF THE AMERICAN LEGION
AUGUST J. RAVEIO POST NO. 195
13TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the West side of Walnut Road, as widened to 40 feet, at a point on the last line of the land which by Confirmatory Deed dated October 22, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6813, Folio 220 was conveyed by Leo R. Feehly and wife to The American Legion Department of Maryland, August J. Raveio Post No. 195, Inc., as now surveyed, North 21 degrees 51 minutes 57 seconds East 264.77 feet and North 30 degrees 33 minutes 17 seconds West 12.20 feet to the South side of Virginia Avenue, as widened to 60 feet, thence binding on the South side of said Virginia Avenue North 82 degrees 58 minutes 30 seconds West 457.63 feet and South 59 degrees 05 minutes 36 seconds West 15.78 feet to the East side of Foerster Road, as widened to 40 feet, thence binding on the East side of said Foerster Avenue South 21 degrees 10 minutes 21 seconds West 139.85 feet to intersect the third line of the land which by Deed dated December 30, 1980 and recorded among the aforesaid Land Records in Liber E.H.K. Jr. No. 6246, Folio 315 was conveyed by Grace L. Clark, widow and Charles J. Feehly to The American Legion.

Department of Maryland, August J. Raveio Post No. 195, Inc., thence binding on part of said third line and part of said last line of the deed, firstly herein referred to, South 67 degrees 48 minutes 40 seconds East 459.89 feet to the place of beginning.

Containing 2.244 acres of land more or less.

Being part of the same lot of ground which by deed dated December 30, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6246, Folio 315 from Grace L. Clark, widow, and Charles J. Feehly to The American Legion Department of Maryland, August J. Raveio Post No. 195, Inc., and Confirmatory deed dated October 22, 1985 and recorded among the aforesaid Land Records in Liber E.H.K. Jr. No. 6813, Folio 220 from Leo H. Feehly and wife to The American Legion Department of Maryland, August J. Raveio Post No. 195, Inc.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-163-SPH
District: 13E4 Date of Posting: 12/10/92
Posted for: Special Hearing
Petitioner: Arnold Jablon, Esquire, 305 W. Chesapeake Avenue, Towson, MD 21204
Location of property: S. Virginia Ave. (2003) S. W. Walnut Rd.
Location of Sign: Facing 2003 W. Walnut Rd. Property of Petitioner
Remarks: [Signature]
Posted by: [Signature] Date of return: 12/15/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/10, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/10, 1992

THE JEFFERSONIAN,

S. Zefen-Olson
Publisher

\$61.02

Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-163-SPH

11-12-92 RECEIVED

PUBLIC HEARING FEES	QTY	PRICE
NO POSTING SIGNS / ADVERTISING	1	\$61.02
TOTAL:		\$61.02

LAST NAME OF OWNER: AMERICAN LEGION

0N404W0067WICHRC \$250.00
0N40350PH11-12-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-163 (1/4) receipt

1/05/93

PUBLIC HEARING FEES	QTY	PRICE
NO POSTING SIGNS / ADVERTISING	1	\$61.02
TOTAL:		\$61.02

LAST NAME OF OWNER: AMERICAN LEGION

0N404W0057WICHRC \$61.02
0N40350PH11-12-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 12/14/92
American Legion Department of Maryland
August J. Raveio Post No. 195, Inc.
2603 Virginia Avenue
Baltimore, Maryland 21227

RE:
CASE NUMBER: 93-163-SPH (Item 167)
S/S Virginia Avenue, SMC Walnut Road
2603 Virginia Avenue
13th Election District - 1st Councilmanic
Petitioner(s): American Legion Department of Maryland, August J. Raveio Post No. 195, Inc.
HEARING: MONDAY, JANUARY 4, 1993 at 11:00 a.m. in Room 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$61.02 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]

ARNOLD JABLON
DIRECTOR

cc: Julius W. Lichter, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-163-SPH (Item 167)
S/S Virginia Avenue, SMC Walnut Road
2603 Virginia Avenue
13th Election District - 1st Councilmanic
Petitioner(s): American Legion Department of Maryland, August J. Raveio Post No. 195, Inc.
HEARING: MONDAY, JANUARY 4, 1993 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an amendment to the site plan and relief granted in Case #92-25-XA and community building from 3,000 square feet to 10,092 square feet and a 5 year time period to utilize the requested amendment.

[Signature]

ARNOLD JABLON
DIRECTOR

cc: American Legion Dept. of Md. - August J. Raveio Post No. 195, Inc.
Julius W. Lichter, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

December 23, 1992

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 93-163-SPH, Item No. 167
Petitioner: American Legion Dept. of Maryland
August J. Raveio Post No. 195, Inc.
Petition for Special Hearing

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 12th day of November 1992.

[Signature]
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: American Legion Dept. of Md., August J. Raveio Post No. 195, Inc.
Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 25, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for November 23, 1992
Item No. 167

The Developers Engineering Division has reviewed the subject zoning item. This site is in violation of its approved landscape plan, dated November 1, 1984, Permit No. 69339. Compliance should be required before any new requests are considered.

RWB:DAK:e

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 93-163 (1/36)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David A. Ramsey 11/19/92
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 888-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-9717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 14, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 23, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Roscoe Phipps, Item No. 166
American Legion, Item No. 167
Salvo Road Limited Partnership, Item 177

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: _____

EMC/DM:rdm

166/67.ZAC/ZAC1

SPM/Traffic Engineering
Development Review Committee Response Form
Authorized signature: [Signature] Date: 11/30/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Gregg and Joyce Kroeger	164	N/C	11-23-92
DED DEPRM RP STP TE			
Baltimore Bar-B-Que Management Inc.	165	N/C	
DED DEPRM RP STP TE			
Roscoe Phipps	166	N/C	
DED DEPRM RP STP TE			
American Legion Dept. of MD	167	N/C	
DED DEPRM RP STP TE			
Cecelia Escalante	168	N/C	
DED DEPRM RP STP TE			
Michael J. and Peggy L. Navarre	172	N/C	
DED DEPRM RP STP TE			
Pulte Home Corporation	173	N/C	
DED DEPRM RP STP TE			
Clinton and Erika Routh	174	N/C	
DED DEPRM RP STP TE			
Goldenwood Associates	175	N/C	
DED DEPRM RP STP TE			
Salvo Road Limited Partnership	177	N/C	
DED DEPRM RP STP TE			
Ronald R. and Janet Lee Gaspari	178	N/C	
DED DEPRM RP STP TE			

COUNT 11

Stonegate at Patapsco (Aerial Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
NOVEMBER 27, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AMERICAN LEGION DEPARTMENT OF MARYLAND,
AUGUST J. RAVEIO POST NO. 195, INC.

Location: #2603 VIRGINIA AVENUE

Item No.: + 167(LJG) Zoning Agenda: NOVEMBER 23, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and
Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Admin. & Dev. Mgmt. Office

Date: January 4, 1993

FROM: [Signature] Robert M. Bowling, P.E., Chief
Developers Engineering Division

SUBJECT: ITEM #167
AMERICAN LEGION
Virginia Avenue

Although this site is in violation of the Baltimore County Landscape Manual for never having implemented its approved landscape plan, it has become evident that requiring compliance with the approved landscape plan before being granted the subject zoning request is not feasible nor desirable.

A revised landscape plan is needed that combines the landscape design issues of the old plan with the proposed changes.

While gaining compliance with whatever landscape plan is approved for this site is our concern, we feel that the zoning order should state that a revised landscape plan is required, and that implementation of that landscape plan shall be completed prior to the release of the occupancy permit for the addition. We feel this would be an appropriate method of obtaining compliance for this site and, therefore, make it our revised recommendation. We request that this revised recommendation be substituted for our previous recommendation.

RWB:pab

cc: File

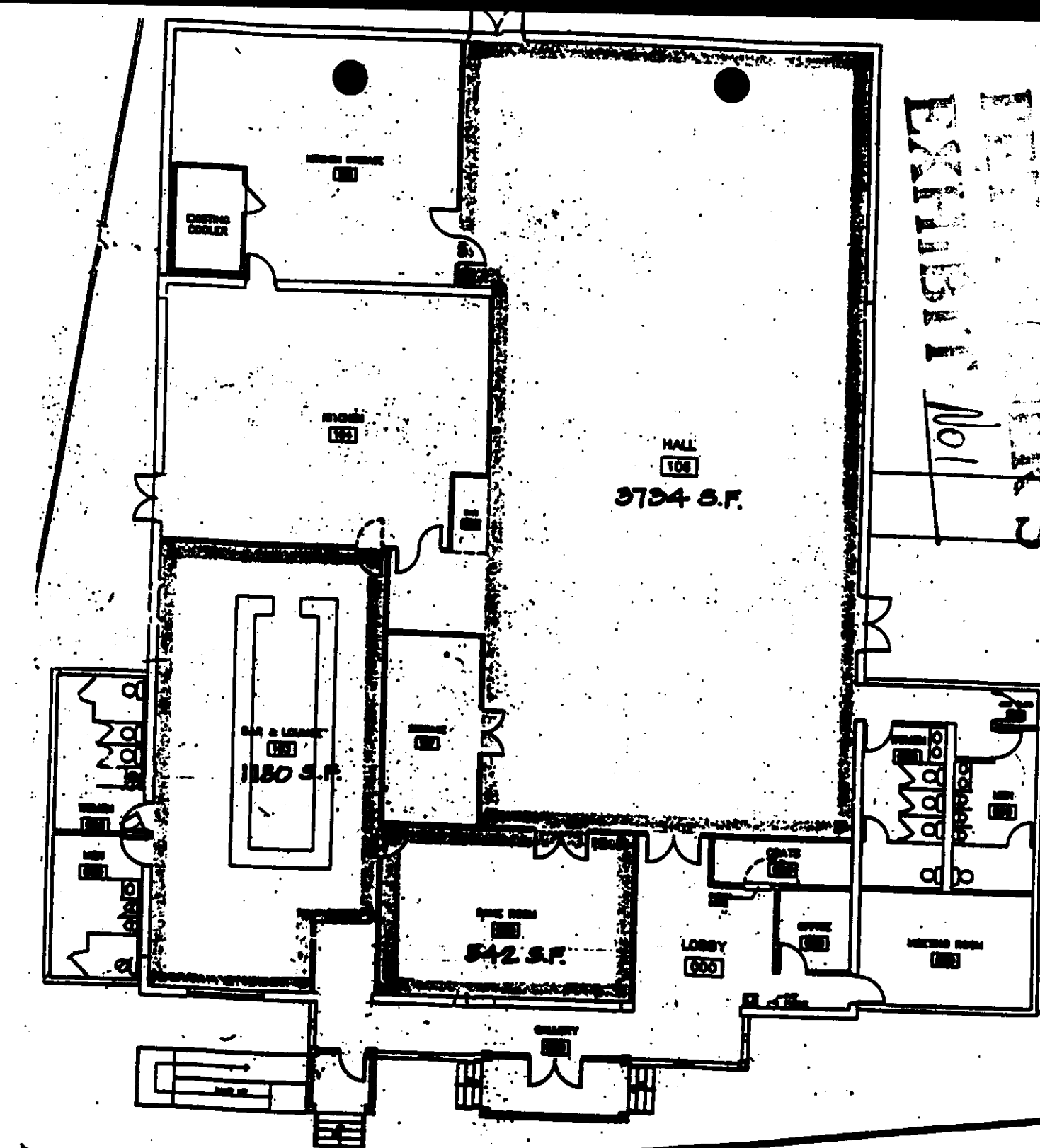
ITEM#167/PB_MEMO4

93-163-SH

Charles Thompson
Bldg Chairman
15 years
membership - 800
Card club better cure arseol.
hold meetings
rent hall for weddings etc
upgrade expansion
- more storage
See pt #01
membership will remain same
suffered on sets parking
in touch w/ Greater Highlands
Police Dept -

1982 - Special Exception
1985 - expansion extension of use

PLEASE PRINT CLEARLY	PETITIONER(S) SIGN-IN SHEET	NAME	ADDRESS
		Kathleen J. May, Esq.	1400 N. Green, 305 N. Calverton
		Charles E. Thompson	2708 Ryeport Rd 21230
		John Niles	4603 Virginia Ave 21227
		Valerie M. Dine	4140 Annapolis Rd 21227
		Ruth Marchant	3125 Ryerson Circle 21227
		Robert M. Greene Sr.	4421 Annapolis Rd 21227
		John C. Dine	515 Fox Run Rd 21227
		George C. Atkinson	306 JERLYN AVE, LINTHICUM MD 21090
		James Brown	602 Annapolis Ave Baltimore MD 21225
		Charles E. Thompson	1023 Pennine Dr Ellicott City MD
		John R. Green	2731 Marlborough Ave Baltimore MD 21227
		Robert E. Thompson	305 MAIN CHAS RD, LINTHICUM MD 21090
		John C. Dine	5637 TOWERS BEACH, LINTHICUM MD 21090
		DOUGLAS L. KENNEDY	KCW CONSULTANTS, INC.
		EDWIN S. HOWE III	3104 TIMANUS LAKE, BALD MD 21244
		BRIAN E. O'LEARY	KCW CONSULTANTS, INC.
			3104 TIMANUS LAKE, BALD MD 21244
			307 WASHINGTON AVE TOWSON MD 21204



TOTAL AREA (EX BLDG. AND PROP. ADDITIONS) = 10,092 S.F.
HALL AND MEMBER USE AREAS: 5450 S.F. @ 20/1000 = 110 P.S.
ANCILLARY HALL USE AREAS: 4642 S.F. @ 20/1000 = 93 P.S.
TOTAL P.S. REQUIRED = 120 P.S.

THE AMERICAN LEGION DEPT. OF MARYLAND
AUGUST J. RAVEIO POST NO. 195, INC.
2603 VIRGINIA AVE.
SCALE: 1/8" = 1'-0"

Greater Baltimore Highlands Community Association



December 29, 1992

AMERICAN LEGION POST #195

TO WHOM IT MAY CONCERN:

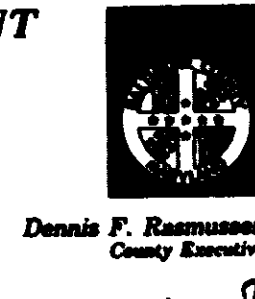
AS THE PRESIDENT OF THE BALTIMORE HIGHLANDS COMMUNITY ASSOCIATION, I wish to express my full support to the planned expansion of the American Legion Post 195. The American Legion has always supported the community in any and all ways possible, and I feel that the expansion will enable the post to continue to do so.

SINCERELY,
[Signature]
CLYDE W. ALLEN JR., PRESIDENT
G.B.H.C.A.



BALTIMORE COUNTY POLICE DEPARTMENT

HEADQUARTERS
400 KENILWORTH DRIVE
TOWSON, MARYLAND 21204-4007
(301) 887-5214



Dennis F. Rasmussen
County Executive

May 4, 1989

Mr. Charles Thompson
American Legion Post 195
2603 Virginia Avenue
Baltimore, MD 21227

Dear Mr. Thompson:

I would like to take this opportunity to again express my appreciation for your assistance with the recent hostage situation, which occurred in the Baltimore Highlands area. By allowing the Police Department the use of the American Legion Post on Virginia Avenue, it enabled us to handle the situation in the most efficient manner possible under the circumstances. We were able to establish a command post from where we could direct the operation, which would not have been possible otherwise.

The outstanding citizenship you displayed during this critical time and the sympathy shown towards the victim's family was highly commendable. Your efforts were greatly appreciated not only by the Baltimore County Police Department, but also by myself.

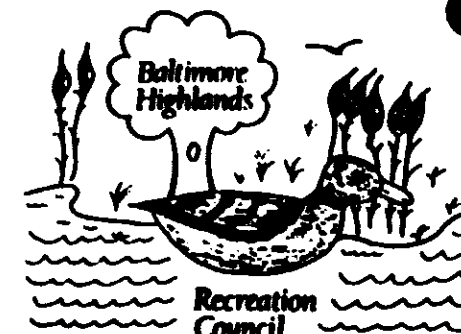
I look forward to working with you and your organization in the future.

Sincerely,

Kenneth M. Kramer
Kenneth M. Kramer
Captain
Precinct One Commander



A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY



4200 Annapolis Road
Baltimore, Maryland 21227
(301) 887-0898

To Whom It May Concern:

We, The Baltimore Highlands Parks and Recreation Council would like to express our appreciation, for the use of your American Legion Hall. By letting us use your hall for free, we are able to raise money for several of our programs for children and adults.

We would also like to compliment you on starting a 16-18 age Legion Baseball team. Since our program stops at age 15 for Little League, you have made it possible for boys with good playing skills to continue the game of baseball.

With the strong community support we receive from the American Legion, I know our community programs will grow.

Thank You,

Don Hudson
Don Hudson
Vice President
Baltimore Highlands Parks & Recreation Council
President Little League



English Consul
Volunteer Fireman's Assn., Inc.

2827 MICHIGAN AVENUE
BALTIMORE, MARYLAND 21227

TELEPHONE
(801) 888-4488
(801) 888-4488

To Whom It May Concern:

August 26, 1992

The American Legion Post 195 is a strong supporter of the English Consul Volunteer Fire Department. The Legion raises money, work fund raising affairs and is always available to assist the fire department when called on. With out the support of organizations like the American Legion Post 195 our volunteer fire department would not be what it is today.

Please feel free to call on me if any additional information is needed 636-4434 or 7897447.

Clarence H. Nalley Jr.
Clarence H. Nalley Jr.
Treasurer

William K. Woody, L.S.

KCW Consultants, Inc.

Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244
(410) 281-0030 / 281-0033 / Fax (410) 298-0604

Douglas L. Kennedy, P.E.

EDWIN S. HOWE III
Project Engineer

REGISTRATIONS:

Registered Engineer-in-Training, Georgia #14433
American Society of Civil Engineers

EDUCATION:

B.S. Civil Engineering (1988)
Georgia Institute of Technology

Masters of Environmental Engineering
Johns Hopkins University
Expected Graduation 1994

WORK HISTORY:

1986-1987 Frank Lynch & Associates
Surveying and Land Planning Berlin, Maryland

Designer/Draftsman/Instrumentman
Stormwater management, road and utility design for land development projects.

1987-1988 Plen-Aire Construction
Atlanta, Georgia

Construction Assistant
Assist general contractor.

1988-1993 KCW Consultants, Inc.
Civil Engineers and Land Surveyors

Project Engineer
Design and coordination for residential, commercial, industrial, municipal and institutional land development, encompassing utility design, site planning, stormwater management, sediment control and flood plain analysis applying a working knowledge of AutoCadd and other microcomputer software. Communications and correspondence with clients and all Federal, State and Local agencies. Permit and variance acquisition for all development, zoning and environmental impacts and violations.

PETITIONER'S
EXHIBIT No. 3

PETITIONER'S EXHIBIT 4A

RE: PETITIONS FOR SPECIAL EXCEP- TION AND VARIANCE BEFORE THE
SW/corner of Virginia and Walnut : ZONING COMMISSIONER
Avenues - 13th Election District
The August J. Raveio Post Club, : OF
Inc. - Petitioner
NO. 82-239-XA (Item No. 125) : BALTIMORE COUNTY

The petitioner herein, The August J. Raveio Post Club, Inc., seeks a special exception to construct a community building and a variance to permit 139 parking spaces in lieu of the required 180 spaces.

According to the site plan prepared by Spellman, Larson and Associates, Inc., dated April 6, 1982, and marked Petitioner's Exhibit 1, the subject 2.84-acre tract is located on the south side of Virginia Avenue between Walnut Avenue and Foerster Road and is zoned D.R.10.5 (Density, Residential) with the exception of a small sliver of D.R.5.5 zoned land at the southwest corner of the lot. A 100' x 90' one-story building is proposed to be constructed to front on Walnut Avenue.

Testimony presented in behalf of the petitioner was to the effect that a new facility is necessary due to an increase in the membership, that the site depicted on Petitioner's Exhibit 1 was purchased in 1976 and 1980, and that the Post proposes to move from its present location at 3510 Annapolis Road upon completion of the new facility. Joseph Stalger, First-Vice Commander of the Post, testified that a small kitchen will be installed to serve light meals to their members. Robert Spellman, a professional land surveyor, testified that the site is within a residential transition area and that almost all of the entire proposed improvement would lie within this area, as well as all but about 44 parking spaces. He stated that the parking areas would require a 75-foot buffer area to be established along the southerly side lot line, thereby reducing the land area available to provide the required 180 parking spaces. The protestants main concerns were the possible increase in traffic and the demand for parking which could affect the neighborhood streets because of inadequate on-site parking.

PETITIONER'S EXHIBIT 4B

RE: PETITION FOR SPECIAL HEARING BEFORE THE
SW/corner of Virginia Ave. and Walnut : DEPUTY ZONING COMMISSIONER
Ave. - 13th Election District
The August J. Raveio Post #195 - : OF
Petitioner
No. 85-112-SPH (Item No. 50) : BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that on August 17, 1982, Case No. 82-239-XA, the petitioner was granted a special exception to construct a community building and now requests an extension of time for utilization for a period of three years measured from August 17, 1984.

Testimony and evidence presented included a letter, dated July 27, 1984, which requested that the Zoning Commissioner grant a three year extension to the aforementioned special exception. On July 31, 1984, the Zoning Commissioner advised that it would be necessary to file a Petition for Special Hearing and thus the present petition and hearing.

Area residents had expressed objections to the original petition (No. 82-239-XA) and currently object to the proposed project based on concerns relative to traffic, late night hours and possible devaluation of surrounding property.

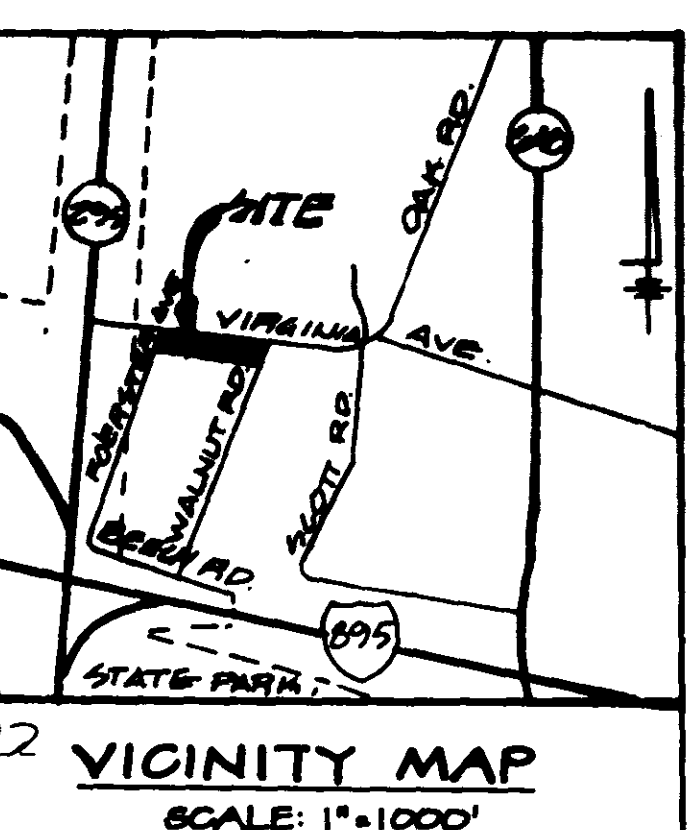
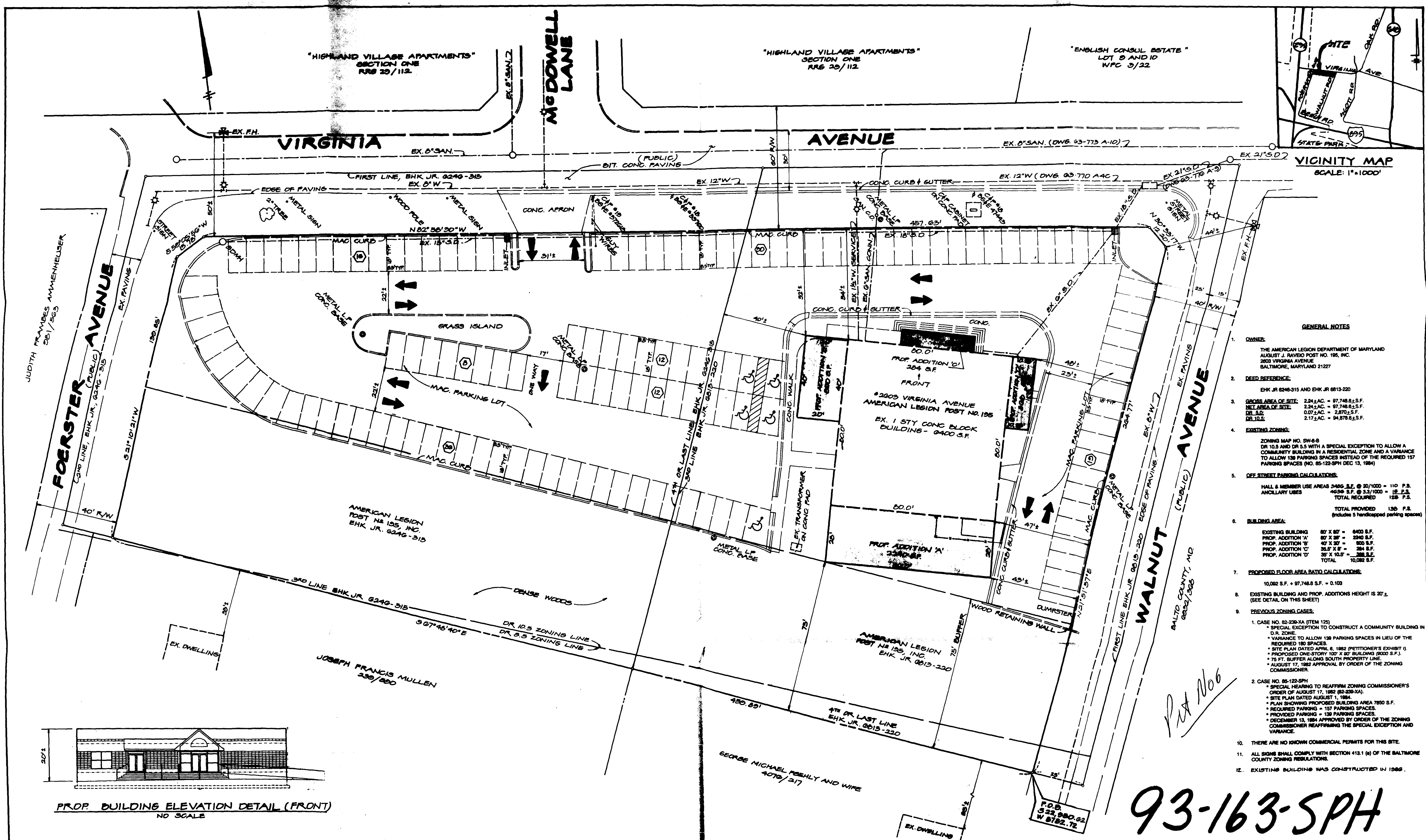
After review of all testimony and evidence, in the opinion of the Deputy Zoning Commissioner to approve the request would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community, and, therefore,

IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of December, 1984, that the time for utilization of the special exception granted to Case No. 82-239-XA be extended for an additional period of three years measured from August 17, 1984 and, as such, the Petition for Special Hearing is hereby GRANTED, and after the date of this Order.

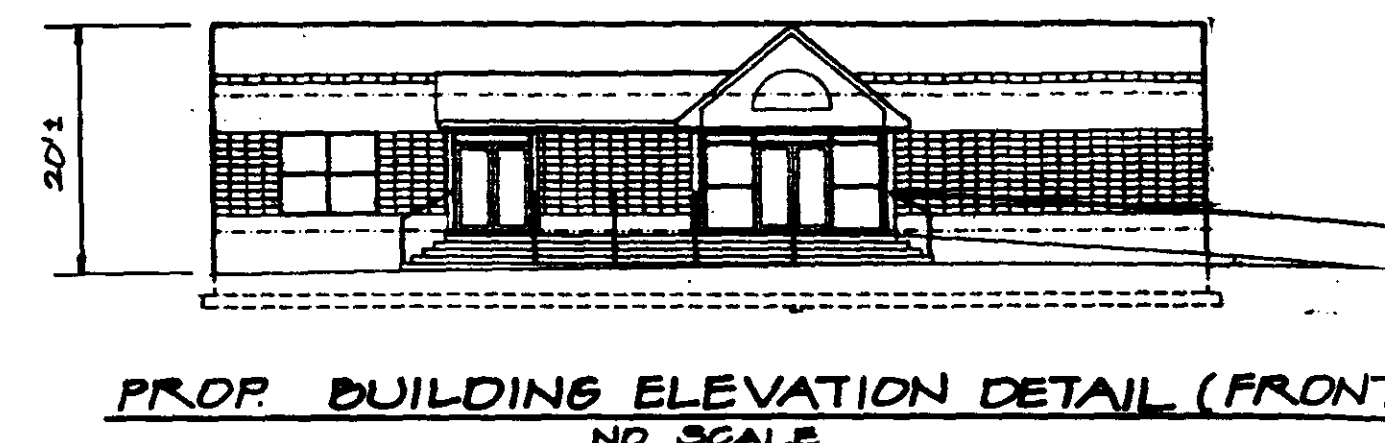
Sean M. H. Jones
Deputy Zoning Commissioner of Baltimore County



UNDER RECEIVED FOR FILING
DATE August 17, 1984
BY [Signature]



- GENERAL NOTES**
- OWNER:
THE AMERICAN LEGION DEPARTMENT OF MARYLAND
AUGUST J. RAVEIO POST NO. 195, INC.
2603 VIRGINIA AVENUE
BALTIMORE, MARYLAND 21227
 - DEED REFERENCE:
E.H.K. JR. 6246-315 AND E.H.K. JR. 6213-220
 - GROSS AREA OF SITE: 2.24 AC. = 97,748 S.F.
NET AREA OF SITE: 2.24 AC. = 97,748 S.F.
DR. 10.5: 0.07 AC. = 2,870 S.F.
DR. 10.5: 2.17 AC. = 94,878 S.F.
 - EXISTING ZONING:
ZONING MAP NO. SW-8-B
DR. 10.5 AND DR. 10.5 WITH A SPECIAL EXCEPTION TO ALLOW A COMMUNITY BUILDING IN A RESIDENTIAL ZONE AND A VARIANCE TO ALLOW 138 PARKING SPACES INSTEAD OF THE REQUIRED 157 PARKING SPACES (NO. 85-122-SPH DEC 13, 1984)
 - OFF-STREET PARKING CALCULATIONS:
HALL & MEMBER USE AREAS 2446 S.F. @ 20/1000 = 110 P.S.
ANCILLARY USES 4636 S.F. @ 3.3/1000 = 128 P.S.
TOTAL REQUIRED 138 P.S.
TOTAL PROVIDED 130 P.S.
(includes 5 handicapped parking spaces)
 - BUILDING AREA:
EXISTING BUILDING 87' X 87' = 9403 S.F.
PROP. ADDITION 'A' 87' X 38' = 3294 S.F.
PROP. ADDITION 'B' 47' X 37' = 1739 S.F.
PROP. ADDITION 'C' 38.5' X 8' = 308 S.F.
PROP. ADDITION 'D' 35' X 10.5' = 367 S.F.
TOTAL 14052 S.F.
 - PROPOSED FLOOR AREA RATIO CALCULATIONS:
10,082 S.F. ÷ 97,748 S.F. = 0.103
 - EXISTING BUILDING AND PROP. ADDITIONS HEIGHT IS 20' ± (SEE DETAIL ON THIS SHEET)
 - PREVIOUS ZONING CASES:
1. CASE NO. 82-226-XA (ITEM 125)
* SPECIAL EXCEPTION TO CONSTRUCT A COMMUNITY BUILDING IN D.R. ZONE.
* VARIANCE TO ALLOW 138 PARKING SPACES IN LIEU OF THE REQUIRED 150 SPACES.
* SITE PLAN DATED APRIL 8, 1982 (PETITIONER'S EXHIBIT I).
* PROPOSED ONE-STORY 107' X 87' BUILDING (9200 S.F.).
* 75 FT. BUFFER ALONG SOUTH PROPERTY LINE.
* AUGUST 17, 1982 APPROVAL BY ORDER OF THE ZONING COMMISSIONER.
2. CASE NO. 85-122-SPH
* SPECIAL HEARING TO REAFFIRM ZONING COMMISSIONER'S ORDER OF AUGUST 17, 1982 (82-226-XA).
* SITE PLAN DATED AUGUST 1, 1984.
* PLAN SHOWING PROPOSED BUILDING AREA 7850 S.F.
* REQUIRED PARKING = 157 PARKING SPACES.
* PROVIDED PARKING = 138 PARKING SPACES.
* DECEMBER 13, 1984 APPROVED BY ORDER OF THE ZONING COMMISSIONER REAFFIRMING THE SPECIAL EXCEPTION AND VARIANCE.
10. THERE ARE NO KNOWN COMMERCIAL PERMITS FOR THIS SITE.
11. ALL SHOWN SHALL COMPLY WITH SECTION 413.1 (a) OF THE BALTIMORE COUNTY ZONING REGULATIONS.
12. EXISTING BUILDING WAS CONSTRUCTED IN 1965.



93-163-SPH

KCW Consultants, Inc. Civil Engineers and Land Surveyors 3104 Timanus Lane Suite 101 Baltimore, Maryland 21207 (410) 281-0033		OWNER/DEVELOPER: THE AMERICAN LEGION DEPARTMENT OF MARYLAND AUGUST J. RAVEIO POST NO. 195, INC. 2603 Virginia Avenue Baltimore, Maryland 21227 Attn: Charles Thompson Phone: 202-395-2020	REVISIONS	KCW J.O. 8448 SCALE: 1"=20' DATE: 7-14-92 DESIGNED: NSH/CHC DRAWN: CHC CHECKED: DLM DRAWING NO.: SP-1	PLAY TO ACCOMPANY PETITION FOR SPECIAL HEARING THE AMERICAN LEGION DEPARTMENT OF MARYLAND AUGUST J. RAVEIO POST NO. 195, INC. 2603 VIRGINIA AVENUE 1301 ELECTION DISTRICT -- BALTIMORE COUNTY, MARYLAND 67
			DATE DESCRIPTION 10-8-92 SUBMIT FOR SPECIAL HEARING		